

**Coolidge School Re-Use Task Force**  
**Finance Meeting Room, Town Hall**  
**Maynard, Mass.**  
**5:30 p.m. Tuesday, March 3, 2015**

**Present:**

**Task Force Members:**

Lee Acker	Tim Hess	Jack MacKeen	Ken Neuhauser
Sally Bubier	Rick Lefferts	Vicki Stevens	

**Also Present:**

Lynda Thayer	Ellen Duggan
Victoria Mangus	

**I. Minutes** – The minutes of the Feb. 17 and Feb. 24 task force meeting, and the corrected minutes of the Feb. 28 public forum were unanimously approved.

**II. Updates**

- **Cost of Heating Coolidge** – In response to a question asked during our public forum, Jack had asked Pete DiCicco, financial manager for the School Administration, to give us Coolidge's heating costs. He responded via email that the current fiscal year (July 2014-June 2015) is so far \$6,160. For the last 12 fiscal years:

• FY14 - \$11,169	• FY07 - \$11,215
• FY13 - \$ 8,967	• FY06 - \$10,131
• FY12 - \$ 8,025	• FY05 - \$11,987
• FY11 - \$10,171	• FY04 - \$10,531
• FY10 - \$ 9,742	• FY03 - \$10,535
• FY09 - \$14,505	

- FY08 - \$14,434

Jack noted this is an average of around \$11,000/year. He said the Coolidge thermostat is currently set at 57° F. Some thought heating could be better optimized, and the thermostat be set at 50°F.

- **Letter from Dr. Robert Gerardi** – Sally read an email received from the school superintendent saying that the school committee is concerned about snow on the roof of Coolidge and risks that might pose to the public. He is requesting a town inspection from a risk management standpoint.
- **Insurance** – Only the Maynard Food Pantry remains in the Coolidge. If it left, Coolidge would be entirely unoccupied. What does that mean for insurance premiums?
- **Appraisal** – Local Realtor Nancy Quinn did a quick (as opposed to a lengthy, expensive, time-consuming and formal) appraisal of Coolidge.

- **Preservation Committee** – Rick Lefferts, a member of the Preservation Committee, said it has agreed to give our task force \$20,000 of Community Preservation Act funds to help us find a use for Coolidge. This must be approved at Town Meeting.

### **III. Comments**

Ellen Duggan thought our public forum elicited many good ideas for the Coolidge, such as the concept of multiple and intergenerational uses that could involve private and/or public entities. She again said she would research anything we needed and noted that the more work the task force does the faster a plan can be enacted by the Board of Selectmen.

Tim Hess noted the ambivalence the people felt about whether Coolidge is publically or privately held.

It was clear to all that the playground and fields must remain open to the public. Also clear is that demolishing the building is not being considered.

Rick pointed out that we could recommend another task force be appointed to usher the Coolidge further along our recommendations.

- **Rent** - Lynda Thayer noted that between grants and rents from the ESOL program and the food pantry, there could be enough revenue to keep the Coolidge running. How much rent was the Coolidge receiving?
- **Open House** - Victoria Mangus asked if there will be another opportunity for public input and if Coolidge could have an open house. It was later suggested that the Historical Society host its spring meeting there.
- **Drop Box** – Rick said he would establish a Drop Box for information.
- **School Administration** – Is their move to Fowler temporary? Where will they move later and wouldn't it be best for the town to keep Coolidge for when more space is needed, Vicki wondered. She will ask the School Administration what their housing plans are.

**IV. Warrant Article** – We discussed a warrant article Andrew Scribner-MacLean, assistant town administrator, said would be on the Town Meeting docket enabling the town to dispose of the Coolidge. If passed, he said, it would give the town flexibility to quickly sell the Coolidge, if that was what was recommended. After much discussion we moved, seconded and unanimously approved a motion that we request this article not be presented at Town Meeting. We felt that disposing of Coolidge will be by nature a lengthy process and the efficiency this article lends is not necessary and may instead create animosity by being interpreted that town administrators have already decided to get rid of the old school. Jack MacKeen said he would write the formal memo for us and submit it to the town administration.

**V. Which Way To Go** – We await Angus Jennings' report showing all the suggested and most favored uses for the Coolidge, as expressed at our public forum. We hope this will provide direction. We talked about listing uses and ranking them by desirability. How much more detail does our task require? We mused that it would be optimum for the Coolidge to have its own friends group that could stick with it as it became something new and viable.

**VI. Adjourned** – About 7:05 p.m. Next meeting is 5:30 p.m., Tuesday, March 17, Town Hall.

Respectfully submitted,  
Vicki Stevens